

Kakaako Connection

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HCDA STARTS CONSTRUCTION WORK ON ILALO STREET IMPROVEMENTS

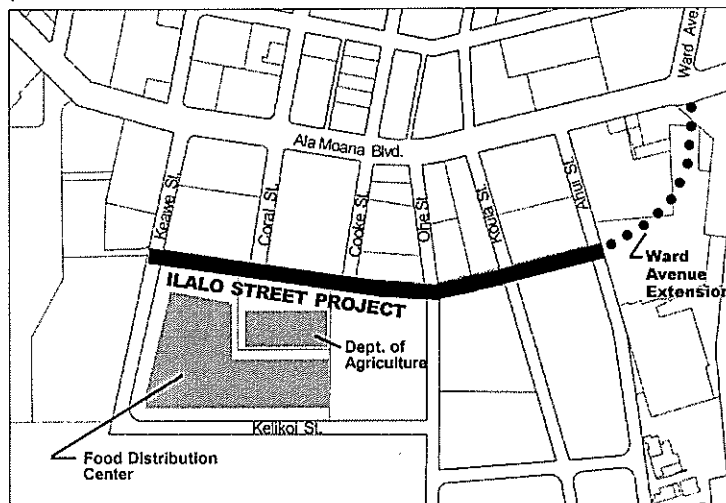
*...street will become a beautifully
landscaped boulevard serving
the Makai Area...*



The Hawaii Community Development Authority (HCDA) has begun construction work on the Ilalo Street Improvements Project (Improve-ment District 9) in Kakaako's Makai Area. Ilalo Street is planned to be a beautifully landscaped boulevard that will serve as the principal collector street for the Makai Area, while providing an attractive and comfortable pedestrian environment. The Ilalo Street Improvements Project will make this vision possible.

The 1997 State Legislature appropriated \$36.3 million to the HCDA to construct infrastructure improvements in Kakaako Makai. Currently, infrastructure in Kakaako's Makai Area is inadequate and improvements are required to support development of the area. To facilitate development of Kakaako Makai Area lands and redevelopment of the Kewalo Basin waterfront area, the HCDA will widen and improve Ilalo Street and create an extension to Forrest Avenue (South Street). The Ilalo Street project improvements will include: the installation of new water, sewer and drainage systems; construction of the new roadway; new driveways, sidewalks, curbs and gutters; and the installation of new utility lines. The project is scheduled to take approximately 24 months to complete.

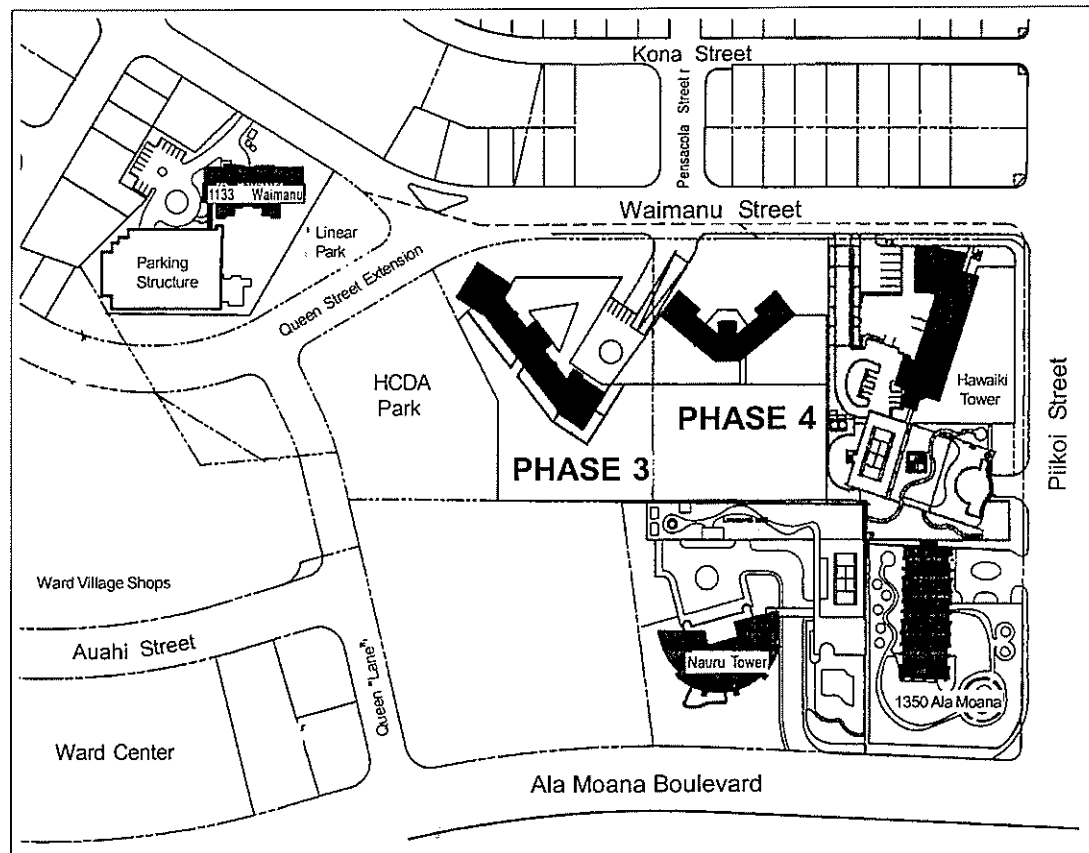
According to HCDA Engineering Manager Neal



Imada, the Ilalo Street project construction has started at the Ewa end of Ilalo Street and will progress in the Diamond Head direction during the two-year construction period. Imada urges motorists and pedestrians in the construction area to exercise caution and to follow traffic advisory signs. While construction is in the immediate area, the Food Distribution Center entrance will be rerouted to Ohe Street, and the Department of Agriculture building entrance will be rerouted to the Kakaako Makai Gateway Park Road at the Makai end of Cooke Street.

AUTHORITY APPROVES CHANGES TO 404 PIIKOI STREET PROJECT

...allows 3rd and 4th phases of the project to go forward...



The Hawaii Community Development Authority (HCDA) on August 2 approved several amendments and variances relating to the 404 Piikoi Street Project, clearing the way for two uncompleted phases of the project to proceed. The development permit for the 404 Piikoi Street Project—which has to date included the development of the Nauru Tower, 1133 Waimanu, and Hawaiiki Tower—was initially approved by the HCDA in 1984. The third and fourth phases of the project were redesigned to accommodate new street alignments designated by the HCDA. Nauru Phosphate Royalties Development (Honolulu), Inc., the developer of the 404 Piikoi Street Project, requested amendments to the original permit to adjust to the new alignment and to make changes in provisions for land use, affordable housing, tower spacing, open space, traffic circulation,

public facilities dedication and phasing.

Under the changes approved by the Authority, the combined number of residential units to be developed in Phases 3 and 4 will be 699 units. Sixty additional reserved housing units (or an equivalent cash-in-lieu payment) will also be provided by the developer. No changes to the project's maximum tower height (400 feet) or maximum floor area (2.6 million square feet) were proposed.

The developer currently anticipates that construction of Phase 3 could begin in March 2002, with completion by September 2004. Construction of Phase 4 could start by March 2007 and be completed by September 2009.

HCDA LAUNCHES REDESIGNED WEBSITE

The Hawaii Community Development Authority (HCDA) has launched its newly designed website at www.HCDAweb.org. The HCDA website was redesigned to better provide you with information on the HCDA, its activities and projects, and the

services that it offers. Since the website has only been on-line for a few weeks, the HCDA is still in the process of fine-tuning the site and working out a few bugs. We hope you will find the new site to be more useful and easier to navigate.

KAKAAKO IMPROVEMENT DISTRICT PROJECTS:

**CONSTRUCTION
UPDATE**



The Ward Avenue Extension Project is nearing the end of construction.

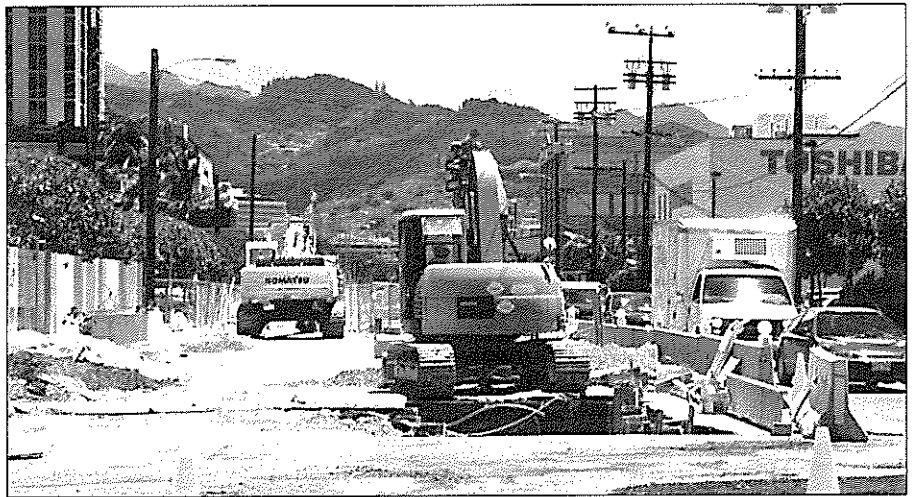
Kakaako Makai Ward Avenue Extension Project (ID-6)

Description: This project involves infrastructure improvements to extend Ward Avenue from Ala Moana Boulevard to Ahui Street. The project also involves about 150 feet of Ahui Street, Makai of Ilalo Street, and includes: the installation of new water, sewer, and drainage systems; the construction of a new roadway, driveways, pedestrianways, curbs and gutters; the installation of new underground utility lines; and landscaping.

Update: The HCDA has substantially completed the construction of the new road and sidewalks. Landscaping work is currently underway. The project completion and grand opening is tentatively scheduled for October 2000.

Kamakee Street Improvements (ID-7)

Description: This project involves infrastructure improvements on Kamakee Street (from Queen Street to Kewalo Basin) and a realignment of Kamakee Street (from Auahi Street to Ala Moana Boulevard), creating a four-way signalized intersection at Ala Moana Boulevard and Ala Moana Park Road. This project is tentatively scheduled for completion in May 2001.



Construction of Kamakee Street improvements (ID-7)

Update: Water lines have been installed in Kamakee Street (from Ala Moana Boulevard to Queen Street). A new box drainage system is being installed from Kewalo Basin, across Ala Moana Boulevard to Kamakee Street. Electrical and communication system conduits are being installed in Kamakee Street (between Auahi and Queen Streets).

Street/lane closures: Although work is proceeding across Ala Moana Boulevard, two lanes in each direction are being maintained. The portion of Kamakee Street (between Ala Moana Boulevard and Auahi Street) remains closed.

BRIEF UPDATES ON NEW PROJECTS IN THE KAKAAKO DISTRICT

BMW OF HONOLULU

BMW of Honolulu last month completed construction and opened its new showroom and service center at 777 Kapiolani Boulevard. The 50,691 square foot facility is the third luxury vehicle shop developed on Kapiolani Boulevard (between South Street and Ward Avenue) in the past few years.

NORDSTROM RACK

In August 2000, Seattle retailer Nordstrom Inc. opened a discount clothing store in the Victoria Ward complex makai of Office Depot at 1020 Auahi Street. A set of existing buildings was rebuilt to accommodate the 30,606 square foot store. The store sells items direct from name-brand manufacturers and clearance goods from Nordstrom department stores.

WARD ENTERTAINMENT CENTER

Victoria Ward, Limited is proceeding with construction of an entertainment complex on a 3.5 acre lot located at the mauka-Ewa corner of the intersection of Auahi and Kamakee Streets. The two-level structure will contain retail and parking on the first level and a 16-screen theater complex and additional retail uses on the second level. Construction of the \$40 million entertainment complex began in May 2000. The entertainment center is planned for opening in late May 2001.

WORD OF LIFE CHRISTIAN CENTER SANCTUARY

The Word of Life Christian Center is currently proceeding with renovation work to its Sanctuary Building at 544 Queen Street. This \$2.6 million renovation project will allow the Center to provide for daytime usage of the Sanctuary Building as adult and elementary school classrooms and evening and weekend usage for adult meeting groups and service rehearsals.

TESORO GAS EXPRESS

The Hawaii Community Development Authority recently approved a development permit for the Tesoro Gas Express, a one-story commercial building (convenience store) and gas dispensing facility on the Diamond Head corner of King and Cooke Streets. Construction is expected to begin by the end of 2000.

HCDA OFFICERS RE-ELECTED

The current officers of the Hawaii Community Development Authority were re-elected on August 2 to serve another one year term. The officers are: HCDA Chair Lori Ann C. Lum, Vice Chair Michael K. Kawaharada, and Secretary Douglas Won.

(Visit the new HCDA web site: <http://www.HCDAweb.org>)

THE KAKAAKO CONNECTION is a publication produced by the HAWAII COMMUNITY DEVELOPMENT AUTHORITY

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